

ZONING AND BUILDING AGENDA

OCTOBER 16, 2007

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

280238 DOCKET #8115 – J. KARANTZIS, Owner Application: Variation previously approved to reduce left interior side yard setback from 10 feet to 4 feet to replace a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Western Avenue, approximately 337 feet north of Clancy Drive in Maine Township, District 9. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

287194 DOCKET #8299 - PR II WILLOW/SANDERS ROAD JV, LLC c/o Glenstar Properties, LLC, Owners, 55 East Monroe Street, Chicago, Illinois 60603, Application (No. SU-07-06; Z07074). Submitted by Northfield Woods Sanitary District, 3801 West Lakes Avenue, Suite 207, Glenview, Illinois 60025. Seeking a SPECIAL USE in the C-7 Office/Research Park District for a sanitary sewer lift station and appurtenances in Sections 18 & 19 of Northfield Township. Property consists of approximately 0.40 of an acre located on the northeast corner of Willow Road and Sanders Road in Northfield Township, County Board District #14. Intended use: For a sanitary sewer lift station and appurtenances.

Recommendation: That application be granted.

287195 DOCKET #8300 - MEDINA SUPERIOR MOTORSPORTS, INC., Owner, 4918 North Kenneth Avenue, Chicago, Illinois 60630. Submitted by Hadi School NFP c/o Kumail Razvi, Director, 29 West Wise Road, Schaumburg, Illinois 60193, Application (No. SU-07-07; Z07075). Seeking a SPECIAL USE in the C-4 General Commercial District for a children's parochial elementary school (pre-K to 4th grade) in existing building in Section 34 of Schaumburg Township. Property consist of approximately 0.58 of an acre located on the east side of Roselle Road, approximately 120 feet south of Blackhawk Drive in Section 34 in Schaumburg Township, County Board District #15. Intended use: For a children's parochial elementary school (pre-K to 4th grade).

Recommendation: That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

289801 DOCKET #8352 – M. DAVIS, Owner, Application (No. V-07-118): Variation to reduce left side yard setback from 10 feet to 5 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the east side of Alta Street, approximately 180 feet south of Wellington Avenue in Leyden Township, County Board District #16.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

289802 DOCKET #8353 – P. & V. RAMIREZ, Owners, Application (No. V-07-119): Variation to reduce rear yard setback from 50 feet to 20 feet for an above ground pool and deck (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the east side of Edgewood Avenue, approximately 311 feet south of 61st Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATION

289803 DOCKET #8354 – ST. LUKE ORTHODOX CHURCH, Owner, Application (No. V-07-120): Variation to increase height of fence in front yard from 3 feet to 4 feet and height of posts to 6 feet 2 inches in the R-3 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of West 107th Street, approximately 394 feet west of Kean Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS

Appeal of John & Margaret Jasinski, Amish Investment Corp., and Ron Brunsfeld
Appeal No. APP-001-02-2002, 001-03-2002 & 001-04-2002

The property involved consists of six (6), vacant lots of record in Arthur McIntosh and Company's Hillside Addition to Barrington, a platted subdivision in unincorporated Barrington Township, Cook County, Illinois, commonly described as 1170 S. Summit Ave.; 1166-1170 S. Grove Ave; and, 1164-1166 S. Summit Ave. in the R-5 Single Family Residence District. Each lot is in excess of 21,000 sq. ft. in area, District #14.

Pursuant to the Cook County Zoning Ordinance, Article 13.3.5, the Cook County Board of Commissioners shall consider the decision of the Zoning Administrator per Appeal Docket Nos. 001-02-2002, 001-03-2002 and 001-04-2002 in unincorporated Barrington Township. The Zoning Administrator's decision aggrieved the applicant seeking permit applications to build single-family homes on parcels deemed "environmentally sensitive" by the Cook County Comprehensive Land Use and Policies Plan.

On January 15, 2003 the Zoning Board of Appeals overturned the ruling of the Administrator, citing a Supreme Court case limiting the jurisdiction of the Army Corps of Engineers.

On March 18, 2003 the County Board approved the Zoning and Building Committee Report March 11, 2003, in which the Committee voted to stay the decision of the Zoning Board of Appeals, remand the matter to that body for reconsideration and to report back to the Zoning and Building Committee by April 18, 2003 (moved by Commissioner Peraica, seconded by Commissioner Butler).

Commissioner Quigley voted No on this matter.

Recommendation: "The recommendation is based on the fact that the only unambiguous statement by the Corps is that this property does not contain wetlands under the jurisdiction of the Corps. If the Appeals Division of the Corps sends a further letter before the County Board makes its decision, we recommend that the terms of that letter be followed by the County Board. That means, if the Corps reiterates that this property does not include wetlands subject to the jurisdiction of the Corps, the building permit or permits should be issued. However, if the Appeal Decision is that the property does include such wetlands, the permit or permits should not be issued."

* The next regularly scheduled meeting is presently set for Tuesday, November 6, 2007.